

Recorded Dec. 31, 1959 at 11:45 A. M.

THIS MORTGAGE, made this 30th day of December 1959, by Marshall L. Sanders and Betty Jane Sanders, his wife, hereinafter called the Mortgagors, and Loy E. Hess and Carrie B. Hess, his wife, hereinafter called the Mortgagees, all of Frederick County, State of Maryland,

WITNESSETH: WHEREAS, the said Mortgagors are justly indebted unto the said Mortgagees for a loan contemporaneous herewith in the principal sum of Eighteen Thousand Dollars (\$18,000.00), as evidenced by their promissory note of even date herewith, with interest from date at the rate of five per cent (5%) per annum on the unpaid principal until paid, principal and interest being payable at the residence of the said Mortgagees or at such other place as the holder hereof may designate in writing delivered or mailed to the said Mortgagors, in monthly installments of One Hundred Sixty-Six Dollars and Forty-Nine Cents (\$166.49) commencing on July 20, 1960 and continuing on the 20th day of each month thereafter until the principal and interest are fully paid, except that the final payment of principal and interest, if not sooner paid, shall be due and payable on the 20th day of July, 1970.

AND WHEREAS Mortgagors reserve the privilege to prepay at any time without premium or fee, the entire indebtedness or any part thereof not less than the amount of one installment; and

WHEREAS the said sum of Eighteen Thousand Dollars (\$18,000.00) is part of the purchase price for the property hereby mortgaged, and

WHEREAS it was a condition precedent to the making of the aforesaid loan that the repayment thereof, with interest, should be secured by the execution of these presents,

NOW, THEREFORE, This Mortgage Witnesseth: That for and in consideration of the premises and the sum of Ten Dollars (\$10.00), in hand paid, we, the said Marshall L. Sanders and Betty Jane Sanders, his wife,

do hereby grant and convey in fee simple unto Loy E. Hess and Carrie B. Hess, his wife, their

heirs, successors or assigns, all that farm or tract of land situated in the Fifth Election District in Frederick County, State of Maryland, containing 155 acres and 37 sq. perches of land, more or less, which was conveyed to Loy E. Hess and Carrie B. Hess, his wife, from William Hockensmith and Effie C. Hockensmith, his wife, by deed dated April 1, 1942 and recorded in Liber 433, Folio 540, one of the Land Records of Frederick County, and being also the same land as conveyed from the said Loy E. Hess and Carrie B. Hess, his wife, to Marshall L. Sanders and Betty Jane Sanders, his wife, by deed of even date herewith and intended to be recorded among the Land